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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.N.C. **MORTGAGE**

1957 PAGE 705  
Greenville, S. C. 29611

THIS MORTGAGE is made this seventh day of January, 1976, between the Mortgagor, Robert E. Tweed and Anna Lee Tweed

(herein "Borrower"), and the Mortgagee, Family Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is # 3 Edwards Bldg., 600 N. Main St., Greer, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand and no/100ths (\$6,000.00) --- Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1991;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina and County of Greenville, Chick Springs Township, in the City of Greer, S. C., lying on the northern side of Donaldson Street, and being the southern portion of Lot No. 2 as shown on Plat of Property of John Donaldson, plus a small strip off of Lot No. 1 along the common line of Lots Nos. 1 and 2, the two portions together having the following courses and distances, to-wit:

BEGINNING on the joint corner of Lots Nos. 2, 6 and 7 as shown on said plat, on the northern margin of Donaldson Avenue or Street, and runs thence with the common line of the said lots, N. 0-40 E. 124 feet to the joint corner of the northern portion of Lot No. 2; thence with the rear line of that portion of Lots No. 2 already conveyed, N. 88-20 W. 70 feet to the joint corner of the said two portions of Lot No. 2, thence continuing with the same course for an additional distance into Lot No. 1, eleven (11) feet to a stake; thence a new line, S. 6-10 W. 69 feet to a stake on the northern margin of Donaldson Street or Avenue; thence with the northern margin of the said street, S. 53-53 E. 104.7 feet to the beginning corner.

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To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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